

House Construction and Contents
987 Orchard Point Road, Levels, WV

Year Built: 2012

Builder: Bryson Homes, Inc., Augusta, WV
See house on their "Gallery of Homes" page at www.brystonhomes.net

Model/Plan: Architect David E. Wiggins, model: Vita Encantata, Plan No. 1848

Sq. Ft.:	1848 Main	Total Covered area: 3,437 sq. ft.
	792 Garage	
	192 Front porch	
	256 Lanai	

Foundation: 9' Superior wall foundation, 4: concrete basement slab, 10" stone base

Garage Front: Concrete footer w/4 courses of block, 2x4 framing, Hardeyboard shake siding, 8' x 8' garage doors, storage room w/tub, toilet, shower

Garage Rear: 8' x 8' garage door, no opener, 11' x 25'

Toilets: Three

Showers: Three

Tubs: Two (Roman tub in master bath, utility tub in garage storage room)

Exterior: 40 year architectural shingles
Aluminum soffit and fascia
Hardeyboard shake siding
Stone facing front
Decco gable trim
Flagstone front porch

Fireplace: Stone facing
Monessen DFX, DBX Vent-Free Fireplace Model DFX24C 22,000 BTU

Floors: Dining room Mannington Chesapeake hickory 9/16" planks
Master bath Florida Tile Hamlet Manor color straw and thatch
Master Beaulieu style perfect color porcelain with 8ld padding
Kitchen Florida Tile Highlands color terra
Bedrooms 2 & 3: Shaw Seriously Soft city scapes 8ld padding
Main floor bathroom: Florida Tile style Horizon color temple old
Bathroom spectra lock grout colors antique white, natural gray

Interior: 9' 2 x 6 exterior walls
 ½" Sheeting with Tyvek housewrap
 2 x 4 interior wall framing
 5" crown in dining and living room
 400 series Anderson windows
 Therma tru exterior doors
 R19 insulation in all exterior walls
 R36 ceiling
 Ceiling fans: Four
 Thermostat: Honeywell digital

Doors: Front door 8'

Kitchen: GE Profile 30" Slide-In Electric Range
 GE Profile Built-In Dishwasher
 GE Profile Energy Star 25.9 Side-by-side with dispenser
 GE Profile 30" Wall-Mount Hood
 Stone facing walls under main countertop

Recessed Ceiling: Dining room, family room, and master bedroom
 Family room has hidden ceiling with light rope

Garage: Garage door opener: Linear Model LS050 Belt-drive
 Storage room has utility tub, toilet, and Aker Shower Model 141038

Basement: Walk out doors
 Hot water Main floor American electric 50-gallon hot water heater
 Master/Kitchen: Rinnai R94LS
 Furnace Heil High efficiency condensing gas
 Heat Pump Heil R-410A Split System Heat Pump
 Air Cleaner Honeywell F300 Electronic Air Cleaner

Well: Pump 1.5 HP 5 GPM Goulds Stainless steel
 Tank Well-X-Trol 250 - Tank Cross Package
 Misc 1.5 HP Control box, pump saver pump protection device

Negotiable

Mud room: Washer GE GTWP1800 DOWW (Purchased 2012)
 Dryer GE GTDX180 EDOWW (Purchased 2012)

Family Room: Bose Lifestyle 38 DVD Entertainment System (wiring in walls)

Riding mower: John Deere X300 with 42" deck with 17P cart